

2/22/11 10:56:35
DK W BK 652 PG 373
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

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Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

Return To: SAME

WARRANTY DEED

Grantor(s): **Joan Hankins**

Address: 489 E. Swan Ridge Ctr., Memphis, TN 38122

Phone: 901-326-3628 (Home) NA (Work, if any)

Grantee(s): **Sally A. Meyers and Craig F. Meyers**

Address: 7724 Richard Drive, Southaven, MS 38671

Phone: 325-655-0976 (Home) 325-655-7321 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Joan Hankins ~~does~~ do hereby sell, convey and warrant unto Sally A. Meyers and Craig F. Meyers, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

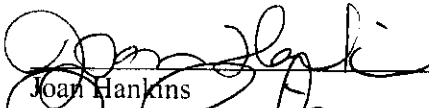
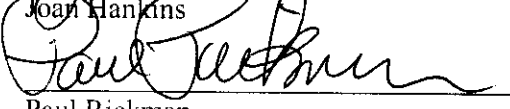
LEGAL DESCRIPTION: Lot 123, Phase VII, Heritage Hills PUD, situated in Section 26, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 69, Page 22 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Paul Rickman joins in this conveyance for the purpose of conveying any homestead rights he may have acquired in the property by virtue of his marriage to Joan Hankins.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

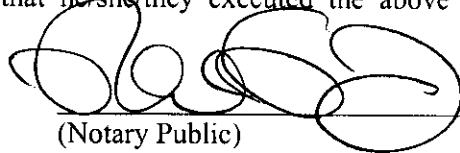
IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 11th day of February, 2011.


Joan Hankins

Paul Rickman

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 11th day of FEBRUARY, 2011, within my jurisdiction, the within named Joan Hankins and Paul Rickman, who acknowledged that he/she/they executed the above and foregoing instrument.


(Notary Public)

My commission expires:

